

Boulder Design Advisory Board Agenda

Wednesday, May 6, 2015
1720 13th Street Conference Room
4 – 8 p.m.

The following items will be discussed:

1. Call to Order
2. [Armory Project Review](#)
3. Board Matters

For further information on these projects, please contact:

Sam Assefa at 303.441.4277 assefas@bouldercolorado.gov or

For administrative assistance, please contact:

Melinda Melton at 303.441.3215 meltonm@bouldercolorado.gov



City of Boulder Planning and Development Services

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Revised
February 2015
402.pdf

BOULDER DESIGN ADVISORY BOARD APPLICATION

Date of Application April 27, 2015 **Address of Property for Review** 4750 Broadway, Boulder, Co

Applicant's Name Armory Land Investors LLC **Phone** Bruce D. Dierking (303)-447-0450

Address 2595 Canyon Blvd, Suite 200, Boulder, Colorado 80302

Relationship to Project (e.g.: architect, contractor, etc.) Developer

Owner's Name and Address State of Colorado DMVA, 6848 S Revere Pkwy, Centennial, Co 80112 **Phone** Bruce Dierking 303-447-0450

Project Description

A mixed-use campus community with 146 residential units, a Brew Pub/ Blue's Club in the re-purposed Armory Mess Hall Building, and approx 24,000 SF of restaurant/retail and 5,000 SF of Art Space. The proposed project is anchored by an Arts pavilion, where artists can live, work and display their craft. Buildings are centered around a community plaza in Block One and a residents' plaza in Block Two. within the iste is an emphasis on establishing a sense of place for both the Boulder artist community and acting as an icon for the North Boulder neighborhood.

Lot Size 8.55 acres gross, 7.58 acres after dedicatons

Proposed Additional Bldg. Sq. Ft. 170,000 sf new (existing N/A)

Total Existing Bldg. Sq Ft. N/A- approx 9,400 SF Armory Mess ht

Proposed Bldg. Height regulatory ht: 55'; actual ht: 46'

Existing Bldg Height approx. 32' (one story)

Submission Deadlines

The Boulder Design Advisory Board generally meets on the second Wednesday of every month. The deadline for submitting your application is 4 p.m. on the last Wednesday of the month, two weeks prior to the meeting date that you wish to attend. Come in person to the Planning and Development Services Center, 1739 Broadway, third floor, to submit your application and materials to a Project Specialist.

Please see the attached "Submission Requirements" sheet for guidance on what we need.

What to Bring to Your Review

At the time of the meeting, please bring at least one set of rendered drawings and material samples.

Committee Comments about the Proposal:

For submittal questions or project-content questions, please contact Sam Assefa, at 303-441-4277, assefas@bouldercolorado.gov. For administrative questions about BDAB, please contact Melinda Melton, 303-441-3215, meltonm@bouldercolorado.gov. You can also visit the Boulder Design Advisory Board (BDAB) website for more detailed information.

PROJECT DIRECTORY

DEVELOPER / APPLICANT:
ARMORY LAND INVESTORS, LLC

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SITE REVIEW SUBMITTAL ARMORY COMMUNITY



DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE-PLANNING-INTERIORS

CONSULTANT:

VICINITY MAP



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	C4.6 PRELIMINARY TURNING MOVEMENTS PLAN

LUR2015-

SITE REVIEW SUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

DATE:	REVISION:
02-02-2015	SITE REVIEW SUBMITTAL 1
04-20-2015	SITE REVIEW SUBMITTAL 2

SHEET NAME:

COVER SHEET

SHEET NUMBER:

A-0.01

DESIGN INTENT

WELL-DESIGNED PUBLIC SPACES STRENGTHEN COMMUNITIES BY DRAWING USERS FROM ACROSS SOCIAL AND ECONOMIC DIVIDES TO SHARED EXPERIENCES IN THESE COMMUNITY SPACES. THE ARMORY COMMUNITY FOLLOWS PRINCIPLES OF COMMUNITY BUILDING AND SUSTAINABLE DESIGN, STRIVING TO MAKE A MORE WALKABLE NEIGHBORHOOD, WITH STRUCTURES MORE ENERGY-EFFICIENT AND PUBLIC SPACES MORE EARTH-FRIENDLY, CREATING SPACES THAT ACT AS SOCIAL COACHES AND HEALTH PROMOTERS.

USES ARE VARIED ON THE SITE: THERE ARE SPACES FOR FLEX RETAIL/OFFICE, RESTAURANTS, A DEDICATED, MULTI-USE ARTS/EVENTS SPACE, A LARGE COMMUNITY PLAZA, SEVERAL SMALLER PLAZAS AND A COMMUNITY POCKET PARK. RESIDENTIAL UNITS VARY FROM FOR-RENT STUDIO LOFTS TO ARTIST GALLERY HOMES AND LOFTS, TO WALK-UP TOWNHOMES IN BLOCKS 1 AND 2. THE EASTERN HALF OF THE SITE, DESIGNATED AS BLOCKS 3 AND 4, IS RESERVED FOR A FUTURE PHASE THAT WOULD INCLUDE MIXED-DENSITY RESIDENTIAL HOMES CONSISTENT WITH THE HOLIDAY NEIGHBORHOOD, LIKELY INCLUDING SMALL-LOT SINGLE FAMILY HOMES, DUPLEXES, TOWNHOMES AND/OR ROWHOMES.

TWENTY PERCENT OF THE RESIDENCES ARE DESIGNATED AS PERMANENTLY AFFORDABLE, AND ALL AFFORDABLE UNITS ARE PROVIDED ON SITE. WE STRONGLY DESIRE TO INCLUDE A PREFERENCE FOR ARTISTS IN THE PERMANENTLY AFFORDABLE UNITS AND CONTINUE TO WORK CLOSELY WITH CITY STAFF TO EXPLORE LEGALLY ACCEPTABLE MECHANISMS TO ACCOMPLISH THIS GOAL. AT A MINIMUM, THE UNITS WILL BE DESIGNED TO BE ATTRACTIVE AND CONDUCIVE TO ARTISTS AND WILL BE ACTIVELY MARKETED AS ARTIST UNITS. MARKET RATE RESIDENCES ARE DESIGNED WITH ATTAINABILITY IN MIND--UNITS ARE GENERALLY SMALLER AND MORE COMPACT TO ALLOW FOR ORGANICALLY LOWER MARKET PRICING. THE INTENT IS TO ACHIEVE A MIXED-USE, MIXED-DENSITY, MIXED-INCOME, MULTI-GENERATIONAL NEIGHBORHOOD.

INTENSITY IS FOCUSED IN BLOCKS 1 AND 2 ON THE WESTERN PORTION OF THE SITE ALONG BROADWAY. IT IS IN THESE BLOCKS THAT ALL NON-RESIDENTIAL USES ARE LOCATED, ALONG WITH RENTAL HOUSING UNITS. BLOCKS 3 AND 4 WILL BE PURELY RESIDENTIAL AND ARE EXPECTED TO BE BROUGHT FORWARD IN A LATER PHASE AS PRIMARILY FOR-SALE, OWNER-OCCUPIED HOMES VERY COMPATIBLE IN DENSITY AND OVERALL DESIGN WITH THE HOLIDAY NEIGHBORHOOD TO THE EAST. A SEPARATE SITE REVIEW AMENDMENT WOULD BE REQUIRED AT THE TIME THAT PLAN IS SUBMITTED.

THE CENTRAL FOCAL POINT OF THE DESIGN IS THE COMMUNITY PLAZA IN BLOCK 1, WHICH WILL BE SURROUNDED BY THE ART PAVILION, THE RESTORED ARMORY "MESS HALL" BUILDING REPURPOSED AS A RESTAURANT OR BREWPUB, OTHER SMALL RESTAURANT AND FLEX RETAIL/OFFICE SPACES AND A NUMBER OF RENTAL RESIDENCES. SMALLER PUBLIC PLAZAS ARE ALSO INCLUDED AT THE ENTRY CORNERS OF BROADWAY AND ZAMIA AND AT THE CORNER OF BROADWAY AND LEE HILL. A PRIVATE PLAZA/OUTDOOR AMENITY AREA FOR THE RENTAL COMMUNITY IS PROVIDED IN BLOCK 2. A COMMUNITY POCKET PARK IS PROVIDED IN BLOCK 4, WHICH SERVES MULTIPLE FUNCTIONS, INCLUDING PROVIDING A LARGER, USEABLE OPEN SPACE AREA FOR THE RESIDENTS, PROVIDING A CONNECTION TO AND CONTINUATION OF THE HOLIDAY NEIGHBORHOOD PARK AND SERVING AS AN ATTRACTIVE AND FUNCTIONAL WATER QUALITY AND DETENTION AREA FOR THE PROJECT. SMALLER GREENSPACES, GARDENS AND ART DISPLAY OPPORTUNITY AREAS ARE INTERSPERSED THROUGHOUT THE COMMUNITY.

THE ART PAVILION, LOCATED ON THE CORNER OF BROADWAY AND LEE HILL IN BLOCK 1, ANCHORS THE COMMUNITY PLAZA AND ACTS AS THE GATEWAY AND KEY ARCHITECTURAL ELEMENT OF THE PROJECT. THE GROUND LEVEL OF THIS BUILDING INCLUDES A COFFEE SHOP, GALLERY HOMES FOR ARTISTS AND A DEDICATED, MULTI-USE ARTS/EVENTS SPACE. THE UPPER LEVELS INCLUDE ARTIST LOFTS AND A RESIDENT OVERLOOK BALCONY WITH STUNNING MOUNTAIN VIEWS.

EXTENSIVE CONNECTIONS ARE PROVIDED INTO, THROUGH AND AROUND THE ARMORY COMMUNITY. A CREATIVE "JOGGED" STREET PLAN ALLOWS 13TH STREET AND ZAMIA STREET TO CONNECT AT THE APPROPRIATE PLACES AT EACH EDGE OF THE SITE WHILE ALLOWING THE HISTORIC ARMORY BUILDING TO BE RETAINED AND RESTORED. THE JOGGED STREET PLAN ALSO SERVES AS A NATURAL TRAFFIC CALMING FEATURE AND CREATES INTERESTING VISUAL ANGLES TO HIGHLIGHT THE ARCHITECTURE. GRACIOUS, DETACHED SIDEWALKS ARE PROVIDED THROUGHOUT THE INTERIOR OF THE SITE. THERE IS A MID-BLOCK, MULTI-USE PATH ALONG THE ENTIRE SOUTHERN BORDER WHICH WE ARE CALLING THE SOUTHERN PASEO, WHICH ACTS AS A TEXTURAL BUFFER FROM ADJACENT USES AND PROVIDING A PATH AND CONNECTIONS TO PARKS AND PUBLIC TRANSPORTATION.

THE PERIMETER OF THE PROJECT PROVIDES CONNECTIONS TO ALL EXISTING PEDESTRIAN SIDEWALKS AND BIKE LANES, AND A PROPOSED BUS STOP AND CUSTOM SHELTER ALONG BROADWAY ENCOURAGE PUBLIC TRANSPORTATION TO POINTS NORTH AND SOUTH. ALONG BROADWAY, ARTIST DISPLAY PLATFORMS ARE INTENDED TO PROVIDE A PUBLIC ARENA FOR ARTISTS TO SHOW OFF THEIR CRAFT WHILE CREATING A SENSE OF RHYTHM, TEXTURE AND COLOR ALONG THE STREET. SIDEWALKS ARE BROKEN UP BY STRONG TREE LAWNS TO PROVIDE A RESPITE FROM THE HARD SURFACES FOUND SOUTH OF THE PROJECT ALONG THE BROADWAY SIDEWALK, WHERE LANDSCAPE IS AT A PREMIUM.

THE SITE PRESENTS SEVERAL SPECIAL CHALLENGES: FIRST, THE EXISTING ARMORY "MESS HALL" BUILDING IS POTENTIALLY OF HISTORIC INTEREST. SECOND, THE SILVER LAKE DITCH TRAVERSES THE PROPERTY. AND FINALLY, THERE IS AN EXISTING PRAIRIE DOG COLONY LOCATED ON THE PROPERTY. THE PROJECT PROPOSES TO ADDRESS THESE CHALLENGES BY PRESERVING AND REPURPOSING THE ARMORY BUILDING, WORKING IN CONCERT WITH THE SILVER LAKE DITCH COMPANY TO INSTALL A SUBSURFACE PIPE AND ASSOCIATED DIVERSION STRUCTURES TO CONVEY THE IRRIGATION WATER ACROSS THE PROPERTY IN A SAFE AND EFFICIENT MANNER, AND BY MITIGATING THE PRAIRIE DOG COLONY IN COMPLIANCE WITH CITY CODE WITH THE ASSISTANCE OF A CERTIFIED WILDLIFE ECOLOGIST.

OBJECTIVES

- BUILD COMMUNITY
- CREATE GREAT PLACES
- COMPLEMENT THE UNIQUE CHARACTER OF NORTH BOULDER WITH A VARIETY OF INTERESTING SHAPES, COLORS AND TEXTURES.
- IMPLEMENT THE CORE PRINCIPLES OF SUSTAINABLE, NEW URBAN DESIGN.
- CREATE A DISTINCT BUT COMPATIBLE NEIGHBORHOOD.

- CREATE A CENTRAL COMMUNITY GATHERING PLACE ANCHORED BY ARTS, ENTERTAINMENT AND DINING USES.
- FOSTER "SOCIAL SUSTAINABILITY" BY PROVIDING ENRICHED OUTDOOR SPACE IN THE COMMUNITY PLAZA AND COMMUNITY POCKET PARK, AND INDOOR SPACE IN THE ART PAVILION FOR CREATING AND DISPLAY OF ART, ART MARKETS, FARMER'S MARKETS, CONCERTS, DANCES, MOVIES, EVENTS, MEETINGS AND RELAXED GATHERING.
- PROVIDE AFFORDABLE HOUSING UNITS ON SITE, WITH A SIGNIFICANT PORTION OF THOSE UNITS DESIGNED SPECIFICALLY FOR ARTISTS.
- ENCOURAGE ACCESS BY ALL MULTIPLE MODES FROM EVERY DIRECTION WITH PERMEABILITY IN EACH BLOCK.
- PROVIDE A BALANCE OF SURFACE/STREET PARKING AND GARAGE PARKING, AND AN ABUNDANCE OF BICYCLE PARKING TOGETHER WITH ADJACENCY TO PUBLIC TRANSPORTATION AND BIKE ROUTES.
- LEARN FROM THE EXISTING STREETScape AND PRIOR PROJECTS BY SUGGESTING MORE VARIETY IN PLANT MATERIAL, SOFTER EDGES, BETTER LIGHTING, VISUAL INTEREST WITH SPACES FOR PUBLIC ART, LARGE PLAZAS FOR OUTDOOR GATHERING AND DINING, AND INTERACTION WITH THE STREET AND SIDEWALK.

SUSTAINABILITY

THE ARMORY COMMUNITY HAS EMBRACED THE TENETS OF SUSTAINABILITY AND INTEGRATIVE DESIGN FROM THE OUTSET OF OUR DESIGN PROCESS. THE PROJECT'S MAIN AREAS OF EMPHASIS ARE PROMOTING AN ARTS-BASED LOCAL ECONOMY AND IDENTITY FOR NORTH BOULDER, CREATING AN ACTIVE COMMUNITY PLAZA THAT WILL SERVE AS A CENTRAL COMMUNITY GATHERING PLACE, ENHANCING THE NORTH BOULDER PEDESTRIAN AND CYCLING EXPERIENCE, PROVIDING A VARIETY OF HOUSING TYPES, AND PURSUING ADAPTIVE REUSE OF AN HISTORIC STRUCTURE. THE PROJECT WILL APPLY GREEN BUILDING, ENERGY EFFICIENCY, AND SUSTAINABLE SITE DEVELOPMENT STRATEGIES THROUGHOUT.

PEDESTRIAN PRIORITIZATION FOR THE SITE WILL BE ACHIEVED BY PLACING THE OFF-STREET PARKING FOR BLOCKS 1 AND 2 UNDERGROUND, ALONG WITH PARALLEL AND SOME DIAGONAL PARKING ON THE STREETS, AND CREATING A TRUE MIXED-USE, HUMAN-SCALE ENVIRONMENT, BOTH FOR INTERNAL SITE CIRCULATION AND CONNECTION TO THE REST OF THE NORTH BROADWAY CORRIDOR. THE PROJECT WILL DEMONSTRATE HOW A RELATIVELY COMPACT, URBAN SITE CAN BE DESIGNED TO CREATE A BIOPHILIC EXPERIENCE THAT EMPHASIZES THE HEALTH, PSYCHOLOGICAL, AND EMOTIONAL BENEFITS OF NATURE.

SITE FEATURES WILL INCLUDE HABITAT AREAS, LOW IMPACT DESIGN STRATEGIES TO MANAGE STORMWATER, AND CULTIVATION OF MICRO-SCALE FOOD PRODUCTION TO IMPROVE THE CHARACTER OF A GREAT NEIGHBORHOOD GATHERING SPOT. THE NORTHWEST CORNER OF THE SITE - THE ART PAVILION BUILDING AND ASSOCIATED COMMUNITY KIOSK - IS MEANT TO ENGAGE PASSING PEDESTRIANS AND CYCLISTS WITH THE BROADWAY / LEE HILL INTERSECTION AND CREATE AN ICONIC, ARTS-FOCUSED LANDMARK FOR NORTH BOULDER.



DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE-PLANNING-INTERIORS

CONSULTANT:

LUR2015-
 SITE REVIEW SUBMITTAL
ARMORY COMMUNITY
 BOULDER, COLORADO

DATE:	REVISION:
02-02-2015	SITE REVIEW SUBMITTAL 1
04-20-2015	SITE REVIEW SUBMITTAL 2

SHEET NAME:

NARRATIVE

SHEET NUMBER:

A-0.04

P:\10110 - North Armory\Drawings\050-000000 - 0001 - 000000.dwg, DATE: 04/20/2015, TIME: 10:44:18 AM, USER: jmulhern, PLOT: 04/20/2015 10:44:18 AM, PLOTTER: HP DesignJet 5000, PLOT SCALE: 1.00, PLOT SHEET: 5 OF 5

BACKGROUND

THE NORTH BOULDER ARMORY PROPERTY HAS SPLIT ZONING--THE WESTERLY 80% +/- OF THE PROPERTY IS ZONED MU-1, AND THE EASTERLY 20% +/- IS ZONED RMX-2.

THE MU-1 ZONE DISTRICT (FORMERLY MU-D) IS DEFINED IN BOULDER'S MODULAR ZONE SYSTEM AS USE MODULE M2, FORM MODULE I, AND INTENSITY MODULE 18. MU-1 IS INTENDED TO BE "MIXED USE AREAS WHICH ARE PRIMARILY INTENDED TO HAVE A MIX OF RESIDENTIAL AND NONRESIDENTIAL LAND USES WITHIN CLOSE PROXIMITY TO EACH OTHER AND WHERE COMPLEMENTARY BUSINESS USES MAY BE PERMITTED." THE PRINCIPAL INTENSITY LIMITER IS A 0.6:1 FLOOR AREA RATIO (FAR).

THE RMX-2 ZONE DISTRICT (FORMERLY MXR-D) IS DEFINED IN BOULDER'S MODULAR ZONE SYSTEM AS USE MODULE R5, FORM MODULE K, AND INTENSITY MODULE 8. RMX-2 IS INTENDED TO BE "MEDIUM DENSITY RESIDENTIAL AREAS WHICH HAVE A MIX OF DENSITIES FROM LOW DENSITY TO HIGH DENSITY AND WHERE COMPLEMENTARY USES MAY BE PERMITTED." THE PRINCIPAL DENSITY LIMITER IS A DENSITY OF 10-20 DWELLING UNITS PER ACRE.

IN SITE REVIEW, DEVELOPMENT INTENSITY IS BLENDED ACROSS THE ENTIRE PROPERTY SUBJECT TO THE SITE REVIEW; HOWEVER, IN THIS INSTANCE, THE SPLIT ZONING RESULTS IN TWO DIFFERENT INTENSITY LIMITERS THAT ARE NOT EASILY BLENDED OR RECONCILED, AND THE FOUR BLOCKS THAT WILL BE CREATED BY SUBDIVISION AND DIVIDED BY 13TH STREET AND ZAMIA STREET DO NOT ALIGN WITH THE ZONING LINE. ACCORDINGLY, THERE ARE MULTIPLE WAYS ONE CAN ANALYZE THE DEVELOPMENT INTENSITY OF THE PROPOSAL--ON A COMPREHENSIVE BASIS ACROSS THE ENTIRE SITE BASED ON FAR, ACROSS THE ENTIRE SITE BASED ON DWELLING UNITS PER ACRE, ON A GROSS BASIS INCLUDING THE TOTAL LAND AREA, ON A NET BASIS AFTER SUBTRACTING OUT RIGHT OF WAY DEDICATIONS, BY THE LAND AREA OF THE ZONING DISTRICTS OR BY THE BLOCKS TO BE CREATED (EITHER GROSS OR NET).

IN GENERAL, THIS PROPOSAL SUGGESTS THAT THE MORE INTENSE, MIXED-USE DEVELOPMENT SHOULD BE CLUSTERED ALONG BROADWAY IN BLOCKS 1 AND 2 WITH HIGHER DENSITY, RENTAL HOUSING UNITS, AND THE EASTERN BLOCKS (3 AND 4) SHOULD BE DEVELOPED AS LOWER DENSITY, DETACHED AND ATTACHED FOR-SALE RESIDENTIAL UNITS IN A MANNER SIMILAR TO THE HOLIDAY NEIGHBORHOOD. IN EFFECT, SOME OF THE DEVELOPMENT INTENSITY FROM THE MU-1 PORTIONS OF BLOCKS 3 AND 4 WOULD BE TRANSFERRED TO BLOCKS 1 AND 2. ALTHOUGH THE OVERALL DEVELOPMENT INTENSITY OF THE PROPOSAL REQUIRES A MODIFICATION FROM THE BY-RIGHT STANDARDS, THE FOLLOWING DATA REFLECT THAT THE TOTAL INTENSITY PROPOSED WOULD BE CONSISTENT WITH THE BVCP LAND USE DESIGNATIONS FOR THE PROPERTY AND, WE BELIEVE, AN APPROPRIATE SOLUTION TO THE CHALLENGES AND OPPORTUNITIES PROVIDED BY THE SITE.

GENERAL SITE DATA

TOTAL SITE AREA:	8.55 ACRES 372,458 S.F.
0.6 FAR OF TOTAL SITE:	223,474 S.F.
MU-1 ZONED AREA:	283,780 S.F. OR 6.52 ACRES
RMX-2 ZONED AREA:	88,672 S.F. OR 2.04 ACRES
MU-1 AREA AT 0.6 FAR:	170,268 S.F.
RMX-2 AREA AT 20 D/U PER ACRE:	40.8 UNITS
ROW DEDICATIONS:	42,458 S.F.
ROW FROM MU-1 AREA:	37,531 S.F.
ROW FROM RMX-2 AREA:	4,927 S.F.
BLOCKS 1 AND 2 AREA GROSS:	176,683 S.F. OR 4.06 ACRES
BLOCKS 3 AND 4 AREA GROSS:	195,775 S.F. OR 4.49 ACRES
TOTAL GROSS AREA:	372,458 S.F. OR 8.55 ACRES
BLOCKS 1 AND 2 AREA NET:	154,973 S.F. OR 3.56 ACRES
BLOCKS 3 AND 4 AREA NET:	175,025 S.F. 4.02 ACRES
TOTAL NET AREA:	329,998 S.F. OR 7.58 ACRES
PROPOSAL	
BLOCKS 1 AND 2:	170,210 TOTAL SQUARE FEET OF FLOOR AREA COMPRISED OF: 146 RESIDENTIAL UNITS TOTALING 140,843 S.F. (INCLUDING COMMON AREAS) 24,047 S.F. RESTAURANT, RETAIL, OFFICE FLEX SPACE (INCLUDING THE ARMORY BUILDING) 5,320 S.F. FLEX ART SPACE
BLOCKS 3 AND 4:	45-65 UNITS (IN PHASE II) TOTAL S.F. TBD

INTENSITY ANALYSIS

ZONING:	MU-1.	
AREA:	GROSS 176,683 S.F.	NET 154,973 S.F.
MAX FLOOR AREA (PER BRC):	106,010 S.F.	92,983 S.F.
PROPOSED FLOOR AREA:	N/A	170,210 S.F. 60% OVER GROSS 83% OVER NET
MAX FAR (BRC):	0.6	0.6
PROPOSED FAR:	0.96	1.09
MAX # OF UNITS:	N/A (BASED ON FAR)	N/A (BASED ON FAR)
PROPOSED # OF UNITS:	146 UNITS	
MAX DU/ACRE (BRC):	N/A (BASED ON FAR)	N/A (BASED ON FAR)
PROPOSED DU/ACRE:	36	41
IH REQUIREMENT (BRC):	20% (29 UNITS)	
IH PROPOSED:	32 UNITS (IN BLDG. B)	
REQUIRED OPEN SPACE:	20%	20%
	BLOCK 1: 20,133 S.F.	
	BLOCK 2: 10,715 S.F.	
PROPOSED OPEN SPACE:	BLOCK 1: 37,329 S.F.	37%
	BLOCK 2: 18,593 S.F.	35%
REQUIRED OS/DU (BRC):	60 SF/UNIT	60 SF/UNIT
PROPOSED OS/DU:	60 SF/UNIT	60 SF/UNIT
MAX. BUILDING HEIGHT:	35'	35'
PROPOSED BUILDING HEIGHT:	55' MAX.	55' MAX.



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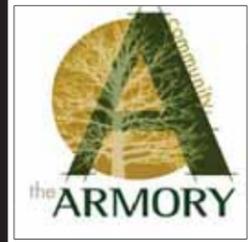
DATE:	REVISION:
02-02-2015	SITE REVIEW SUBMITTAL 1
04-20-2015	SITE REVIEW SUBMITTAL 2

SHEET NAME:

INTENSITY ANALYSIS

SHEET NUMBER:

A-0.06



DEVELOPER:
ARMORY LAND INVESTORS, LLC

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04-20-2015	SITE REVIEW SUBMITTAL 2

SHEET NAME:
VICINITY MAP AND CONTEXT

SHEET NUMBER:
A-0.11

BOULDER SHELTER FOR THE HOMELESS
"HOUSING FIRST" FOR CHRONICALLY HOMELESS



BOULDER HOUSING PARTNERS



HOLIDAY INN EXPRESS



TIRE STOP



RETAIL & RESTAURANTS



BUS STATION

BOULDER BINS SELF-STORAGE

OFFICE / WAREHOUSE



1325 LEE HILL



SINGLE-FAMILY RESIDENTIAL



MULTI-FAMILY RESIDENTIAL



MULTI-FAMILY RESIDENTIAL

CRESCENT PARK

SITE PHOTOS

LOOKING NORTH PARALLEL TO BROADWAY TO THE BOULDER HOUSING PARTNERS BLDG. BEYOND



VIEW EAST FROM CORNER OF LEE HILL DRIVE AND BROADWAY TOWARDS ARMORY MESS HALL



VIEW NORTH OF THE ARMORY MESS HALL BUILDING AND SITE



VIEW SOUTHWEST ACROSS THE SITE



VIEW NORTHWEST OF ARMORY BUILDING FROM 14TH STREET



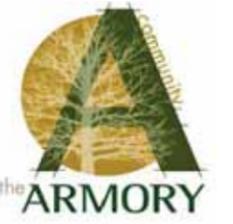
VIEW WEST FROM 14TH STREET



VIEW EAST FROM BROADWAY ALONG SOUTHERN PROPERTY LINE



ARMORY MESS HALL BUILDING WEST ELEVATION



DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

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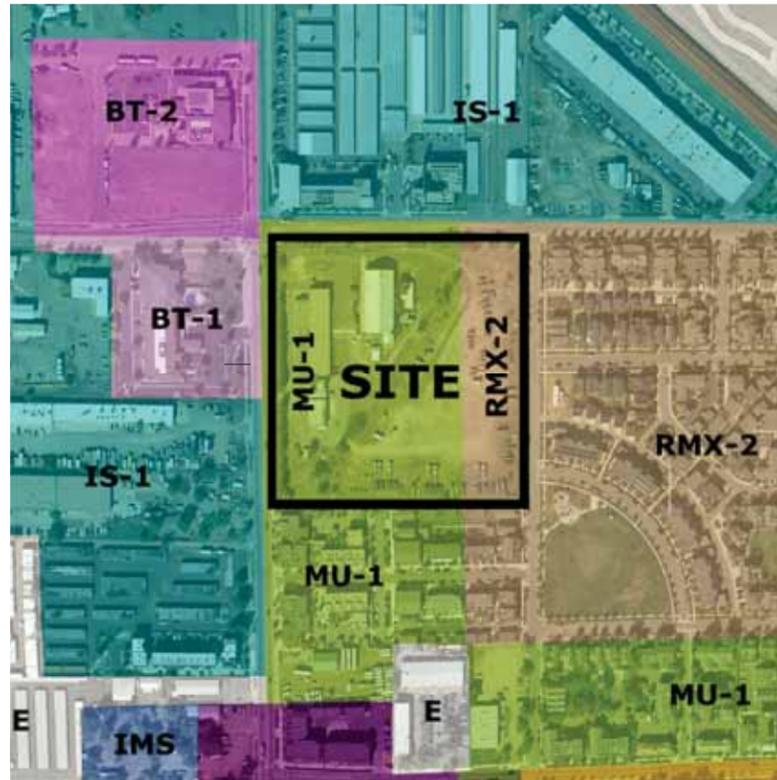
SHEET NAME:

SITE PHOTOS

SHEET NUMBER:

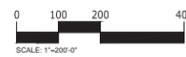
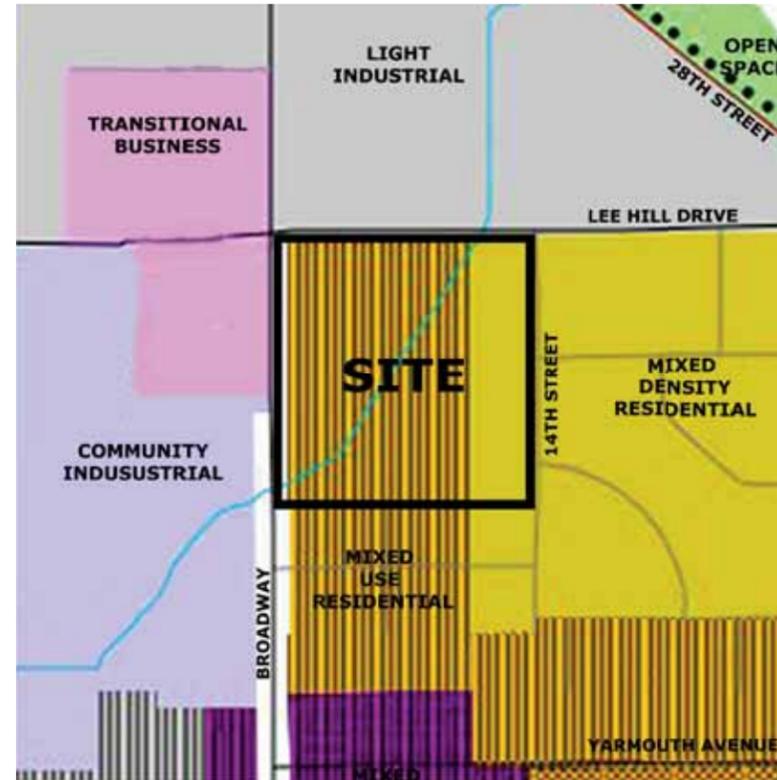
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ZONING MAP



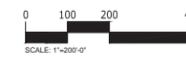
- MH: MOBILE HOME
- RL-2: RESIDENTIAL LOW-2
- RM-1: RESIDENTIAL - MEDIUM-1
- RMX-2: RESIDENTIAL - MIXED-1
- BMS: BUSINESS - MAIN STREET
- BT-1: BUSINESS - TRANSITIONAL -1
- BT-2: BUSINESS - TRANSITIONAL -2
- MU-1: MIXED-USE 1
- MU-2: MIXED-USE 2
- IMS: INDUSTRIAL - MIXED SERVICES
- IS-1: INDUSTRIAL - SERVICE 1
- IS-2: INDUSTRIAL - SERVICE 2
- P: PUBLIC
- E: ENCLAVE

LAND-USE MAP



- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MANUFACTURED HOUSING
- MEDIUM DENSITY RESIDENTIAL
- MIXED DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY BUSINESS
- GENERAL BUSINESS
- SERVICE COMMERCIAL
- TRANSITIONAL BUSINESS
- REGIONAL BUSINESS
- COMMUNITY INDUSTRIAL
- GENERAL INDUSTRIAL
- LIGHT INDUSTRIAL
- PERFORMANCE INDUSTRIAL
- MIXED USE BUSINESS
- MIXED USE INDUSTRIAL
- MIXED USE RESIDENTIAL
- OPEN SPACE, ACQUIRED
- OPEN SPACE, DEVELOPMENT RIGHTS
- OPEN SPACE, OTHER
- AGRICULTURAL
- PARK, URBAN AND OTHER
- PUBLIC
- ENVIRONMENTAL PRESERVATION

TRANSPORTATION MAP



- BICYCLE/PEDESTRIAN PATHS:**
- PAVED SHOULDER
- ON STREET BIKE LANE
- DESIGNATED BIKE ROUTE
- MULTI-USE PATH
- BIKE SHOP
- BUS ROUTES:**
- SKIP
- CLIMB
- Y
- 204
- BUS STOP
- REGIONAL BUS STOP



DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

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SHEET NAME:
ZONING / LAND-USE /
TRANSPORTATION MAPS

SHEET NUMBER:

A-0.13



VIEW FROM BROADWAY LOOKING NORTHEAST TOWARD BLOCK TWO WALK-UP TOWNHOUSES AND LANDSCAPED PATH.



VIEW FROM CORNER OF BROADWAY AND ZAMIA LOOKING NORTHEAST TOWARD BLOCK 1 MIXED-USE.



DEVELOPER:

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SHEET NAME:

RENDERINGS

SHEET NUMBER:

A-0.41



DEVELOPER:
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ARCHITECT:
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ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:



4 BLOCK 2 - BROADWAY STREETScape ELEVATION LOOKING EAST
1/16" = 1'-0" BLOCK 2



2 BLOCK 1 - BROADWAY STREETScape LOOKING EAST
1/16" = 1'-0" BLOCK 1



1 OVERALL - BROADWAY STREETScape LOOKING EAST
3/16" = 1'-0" OVERALL

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SHEET NAME:
STREETScape ELEVATIONS

SHEET NUMBER:

A-0.45



DEVELOPER:

ARMORY LAND INVESTORS, LLC

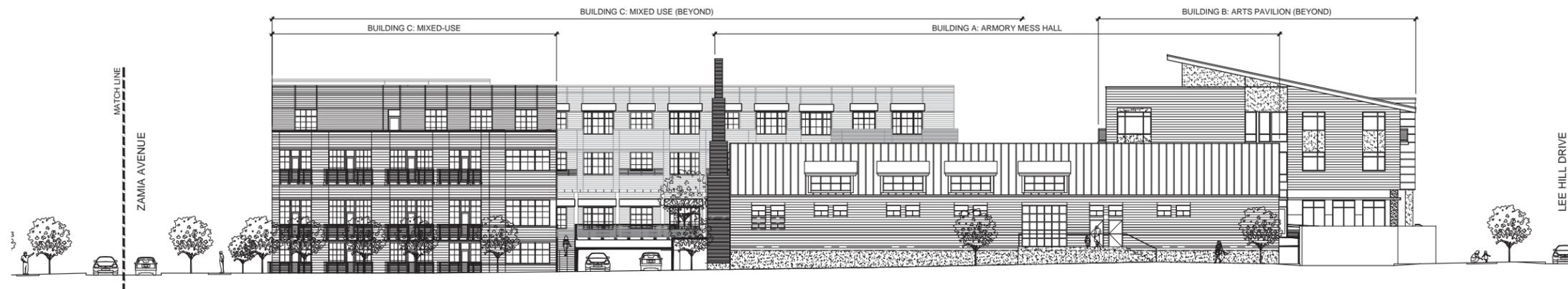
ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE-PLANNING-INTERIORS

CONSULTANT:



3 BLOCK 2 - 13TH STREETSCAPE ELEVATION LOOKING WEST
1/16" = 1'-0" BLOCK 2



2 BLOCK 1 - 13TH STREETSCAPE ELEVATION LOOKING WEST
1/16" = 1'-0" BLOCK 1



1 OVERALL - 13TH STREETSCAPE LOOKING WEST
3/64" = 1'-0" BLOCK 2



2 BLOCK 1 - LEE HILL STREETSCAPE LOOKING SOUTH
1/16" = 1'-0" BLOCK 1

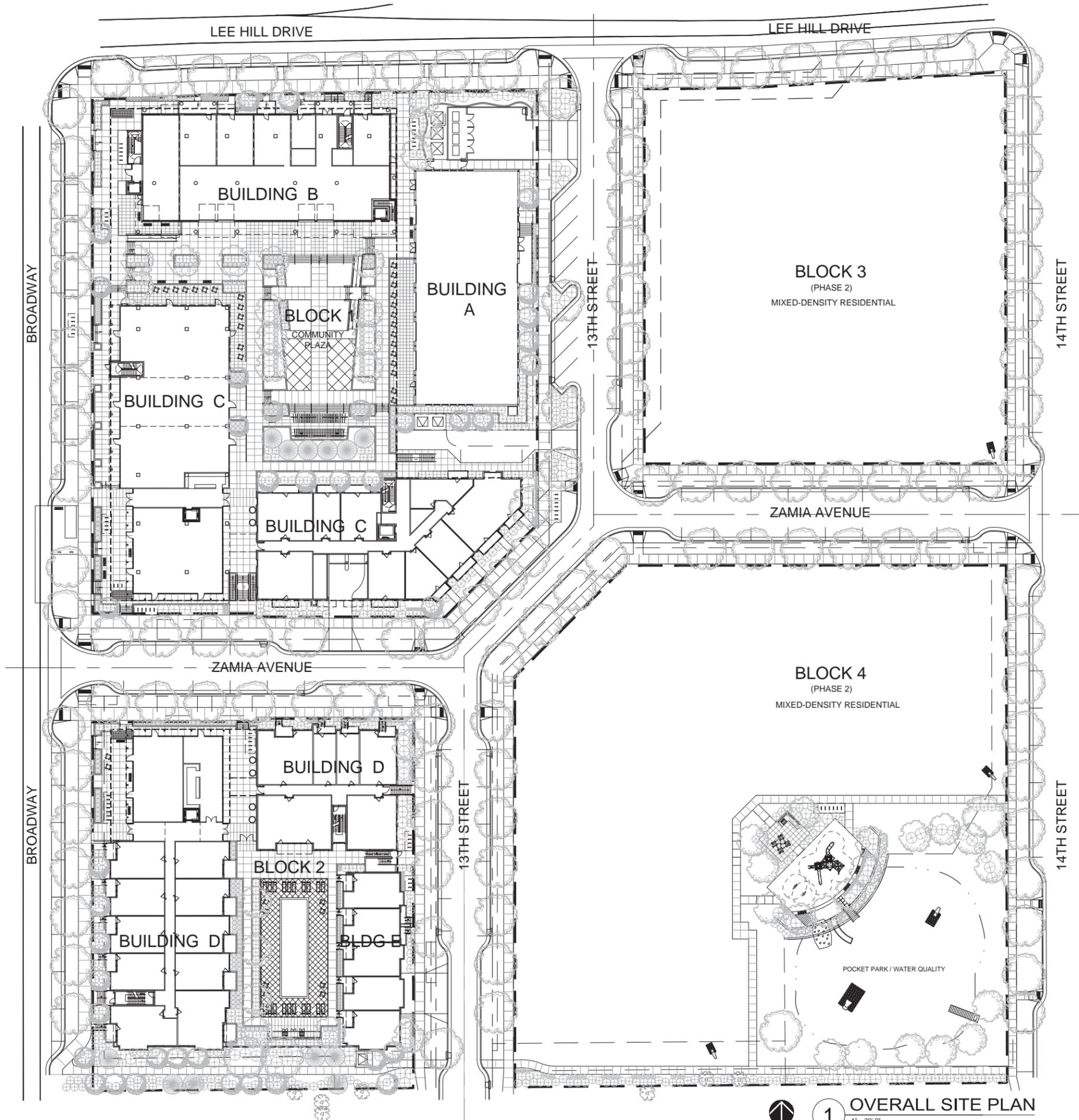
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SHEET NAME:
STREETSCAPE ELEVATIONS

SHEET NUMBER:

A-0.46



1 OVERALL SITE PLAN
1" = 30'-0"



DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE-PLANNING-INTERIORS

CONSULTANT:

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SHEET NAME:
OVERALL SITE PLAN

SHEET NUMBER:
A-1.00



BLOCK ONE GROUND FLOOR TRANSPARENCY			
BLOCK ONE	TRANSPARENCY	OVERALL GROUND FLOOR FACADE	%
BROADWAY	2,000 S.F.	3,590 S.F.	56%
LEE HILL	1,330 S.F.	3,330 S.F.*	40%
13th STREET	730 S.F.	3,650 S.F.**	20%
ZAMIA	570 S.F.	1,900 S.F.	30%

* INCLUDES ARTS WALL AT LOADING AREA
 ** INCLUDES BUILDING "C" FRONTAGE AT 13th DIAGONAL

EXTENSIVE GLAZING SET BEHIND A ROW OF EXPOSED CONCRETE COLUMNS PROVIDES VISIBILITY TO AND FROM THE PROPOSED COFFEE SHOP, ENTRY PORCHES, ENTRY DOORS AND WINDOWS OF 4 RESIDENCES AND THE LEE HILL LOBBY OF THE ARTS MARKET.

THE CORNER OF BROADWAY AT LEE HILL WILL BE HIGHLIGHTED BY A SMALL PEDESTRIAN PLAZA OF 1,120 S.F. WITH THE ART'S PAVILION (BUILDING "B") SERVING AS A BACKDROP. THIS SPACE WILL PROVIDE OUTDOOR SEATING FOR THE PREVIOUSLY NOTED COFFEE SHOP AND ALSO ACCESS TO THE RESIDENTIAL LOBBY OF THE ARTS PAVILION.

THE FORM OF THE ARTS PAVILION HAS BEEN DEVELOPED TO HELP CREATE A SENSE OF GATEWAY TO THE NO-BO NEIGHBORHOOD FOR THOSE COMING SOUTHBOUND ON BROADWAY. IT FEATURES THE FLOATING OF THE 2-STORY SLOPED RESIDENTIAL STRUCTURE OVER THE EXTENSIVE GLAZING ON THE GROUND FLOOR RETAIL, RESIDENCES AND ARTS MARKET. THE GROUND FLOOR SHOPS FACING BROADWAY WILL BE PUNCTUATED BY A GLASS STAIR ELEMENT PLAYING OFF A 3-STORY GLASS LOBBY BRACKETED BY A VERTICAL P.I.P. CONCRETE ELEVATOR SHAFT

THE BROADWAY FRONTAGE OPENS UP NORTH OF BUILDING "C" WHERE THE ENTRY PLAZA TO THE COMMUNITY PLAZA HAS BEEN WIDENED TO OVER 40'. THE INTEREST AT THE POINT OF ENTRY WILL BE FURTHERED BY THE POSSIBILITY OF OUTDOOR SEATING AREAS LINING THE WALKWAYS WITH THE HOPE THAT A RESTAURANT WILL OCCUPY THE NORTHERN SPACE OF BUILDING "C" AND A COFFEE SHOP ANCHORS THE WESTERN SPACE OF THE ARTS PAVILION (BUILDING "B").

AN 8' WIDE, THREE-STORY GLAZED STAIR TOWER PROVIDES ADDITIONAL TRANSPARENCY AND ACCESS TO THE BUILDING "C" RESIDENCES ABOVE.

A 14' WIDE SEPARATED PEDESTRIAN PROMENADE, WITH FULL ACCESSIBILITY TO 100 LINEAR FEET OF SHOPS AND RESTAURANTS, IS ORIENTED TO BROADWAY. THESE SHOPS WILL FEATURE 10' HIGH GLAZING PROTECTED AND ACCENTED BY CONTINUOUS COLORED CANVAS AWNINGS. THE WALKWAY DEPTH ALSO PROVIDES FOR LINEAR SEATING AND DISPLAY. A LINEAR PLANTING BED AT THE SIDEWALK CREATES SEPARATION FROM THE ACTIVITY OF BROADWAY.

NEW 8' SIDEWALKS WITH 8' TREE LAWNS ARE INCORPORATED AT BROADWAY PROVIDING GREAT NEIGHBORHOOD CONNECTIVITY.

A 10' WIDE, THREE-STORY HIGH GLASS FACADE WELCOMES ONE TO THE RESIDENTIAL LOBBY OF BUILDING "C". THIS WILL PROVIDE GREAT TRANSPARENCY INTO THE LOBBY WHEN LIT IN THE EVENING AND GREAT VIEWS TO THE FOOTHILLS FROM THE LOBBY DURING THE DAY.

THE CORNERS OF BROADWAY AND ZAMIA WILL FEATURE AN 840 S.F. 12' DEEP PEDESTRIAN GATHERING/DINING PLAZAS REINFORCED BY A BACKDROP OF 10' HIGH GLAZING AT ADJACENT RETAIL AND/OR RESTAURANT SPACES. THESE PLAZAS WILL BE OF GREAT INTEREST TO THOSE PASSING BY, WHETHER IN CAR, ON BIKE OR ON FOOT. THEY WILL ENHANCE AND REFLECT THE VIBRANCY OF THE DEVELOPMENT AND NEIGHBORHOOD AS WELL AS HAVE DRAMATIC VIEWS TO THE FOOTHILLS. THE PLAZAS HAVE BEEN DESIGNED TO OVERCOME THE LACK OF SUCCESS IN OTHER NEW HARDSCAPE AREAS IN NO-BO BY THE LAYERING OF ELEMENTS BETWEEN BROADWAY AND THE PLAZA INCLUDING AN 8' TREE LAWN, DETACHED SIDEWALK AND 5' WIDE RAISED PLANTER. THESE SOUTH AND NORTH PLAZAS WILL WORK TOGETHER TO CREATE AN EXCITING GATEWAY TO THE PROPOSED DEVELOPMENT AS WELL AS THE HOLIDAY NEIGHBORHOOD BEYOND.

NEW 6' SIDEWALKS WITH 8' TREE LAWNS LINE LEE HILL, AND PROVIDE GREAT EAST - WEST CONNECTIVITY.

LOCATED BETWEEN THE ARTS PAVILION AND SERVICE AREA WILL BE A 10' WIDE PASEO WHICH LEADS TO THE COMMUNITY PLAZA. OFF THIS PASEO, AT THE SOUTHEAST CORNER OF THE ARTS PAVILION WILL BE AN ELEVATOR AND STAIR CONNECTING TO THE BLOCK ONE STRUCTURED PARKING BELOW.

AN 8' PLANTER BED AND A 13' HIGH SERPENTINE ARTS WALL WILL SCREEN VIEWS OF THE LOADING AREA SERVING ALL OF BLOCK ONE. THE ART WILL BRING INTEREST AND LIFE TO FUNCTIONAL AREA.

THE BLOCK ONE LOADING AND SERVICE AREA.

NEW 8' SIDEWALK LINE 13th STREET AND PROVIDE GREAT NORTH-SOUTH CONNECTIVITY.

THE RENOVATED ARMORY MESS HALL (BUILDING "A") WITH A NEW STOREFRONT ENTRY, PUNCHED WINDOW OPENINGS, DORMERS AND HISTORIC CHIMNEY ADDS GREAT INTEREST TO THE PEDESTRIAN EXPERIENCE ALONG 13th STREET.

A 40' WIDE OPENING BETWEEN THE ARMORY MESS HALL (BUILDING "A") AND BUILDING "C" PROVIDES FOR THE INBOUND LANE OF THE BLOCK ONE PARKING STRUCTURE. THE OPENING, VIA A PEDESTRIAN WALK, ALSO ACCESSES THE N.E. LOBBY OF THE BUILDING "C" RESIDENCES AND BIKE ROOM AS WELL AS AN ORNAMENTAL STAIR TO THE COMMUNITY PLAZA ABOVE.

4 RESIDENT ENTRIES AND PATIOS ADD INTEREST TO THE 13th STREET FRONTAGE AT THE DIAGONAL AND PROVIDE "EYES ON THE STREET".

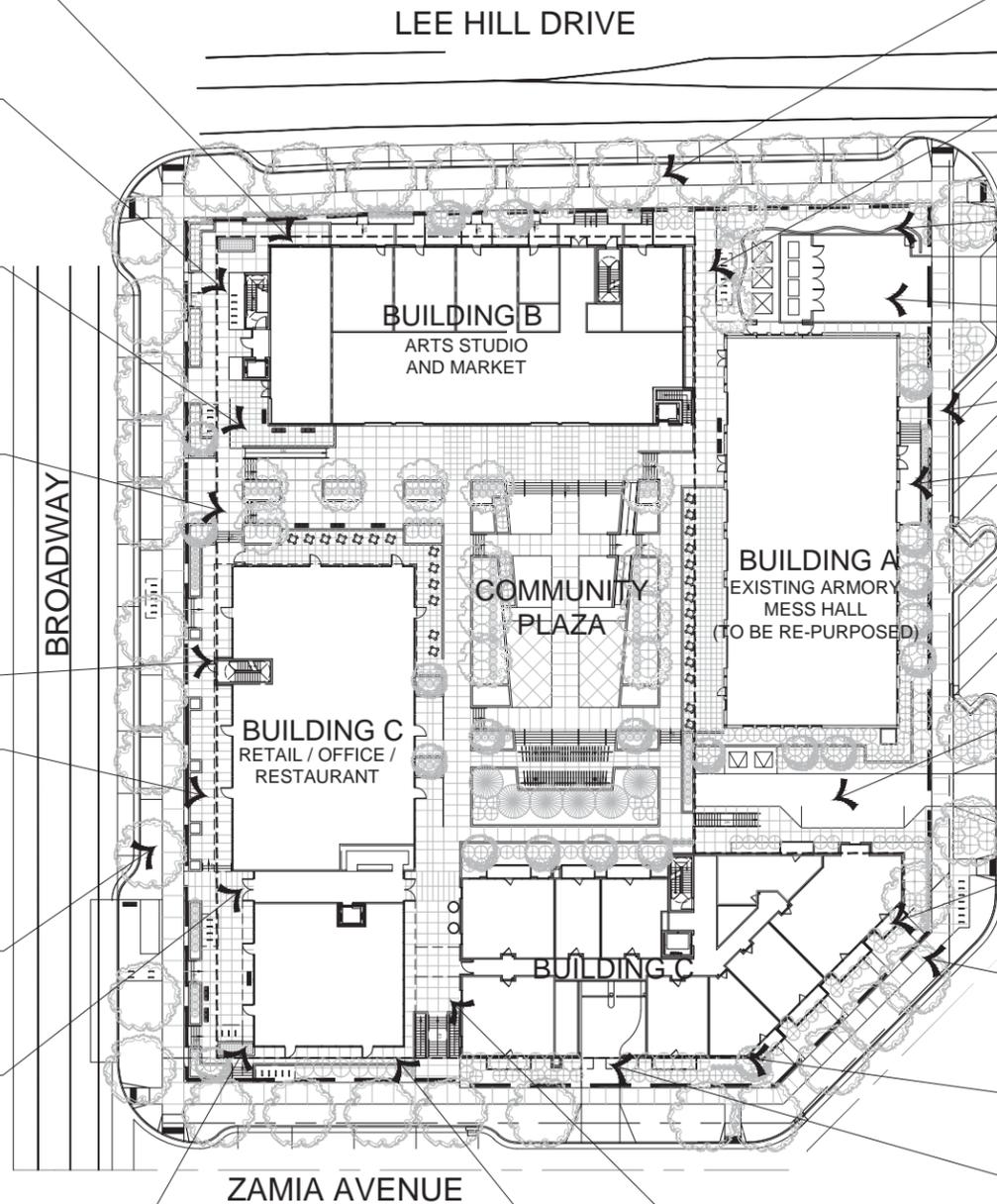
A NEW 6' SIDEWALK WITH 8' TREE LAWN LINES LEE HILL, THE 13th STREET DIAGONAL AND PROVIDES GREAT NORTH-SOUTH AND EAST-WEST CONNECTIVITY.

GLAZING FROM THE LOFT LIKE PLAN OF THE 4th RESIDENCE TURNS THE CORNER TO ZAMIA ENHANCING THE VIEW NORTH ON THE SOUTH PORTION OF 13th STREET.

THE OUTBOUND LANE FROM THE BLOCK ONE PARKING STRUCTURE, RESIDENT DECKS, CENTERED ABOVE HELP TO MAINTAIN THE QUALITY OF PEDESTRIAN EXPERIENCE IN THIS VEHICULAR ORIENTED AREA.

A 16' PEDESTRIAN PASEO PROVIDES FOR A GROUPING OF STAIRS LEADING DOWN TO THE PARKING STRUCTURE AND UP TO THE COMMUNITY PLAZA ABOVE.

AN ELEVATED OUTDOOR PATIO LINES THE WESTERN 60' OF THE ZAMIA FRONTAGE ENHANCED BY THE BACKDROP OF GLAZING OF THE SHOPS BEYOND



DEVELOPER:
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ARCHITECT:
 THE MULHERN GROUP, LTD.
 ARCHITECTURE-PLANNING-INTERIORS

CONSULTANT:

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SHEET NAME:
 STREET SCAPE AND OPEN SPACE EXPERIENCE

SHEET NUMBER:
A-1.01



DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE-PLANNING-INTERIORS

CONSULTANT:

BLOCK TWO GROUND FLOOR TRANSPARENCY			
BLOCK TWO	TRANSPARENCY	OVERALL GROUND FLOOR FACADE	%
BROADWAY	1,320 S.F.	2,860 S.F.	46%
13th STREET	350 S.F.	1,600 S.F.	22%
ZAMIA	880 S.F.	2,100 S.F.	42%

AN OUTDOOR PATIO LINES 60' OF THE WESTERN FRONTAGE OF ZAMIA WITH A BACKDROP OF THE 10' HIGH GLAZING OF THE SHOPS AND LEASING OFFICE BEYOND

THE CORNERS OF BROADWAY AND ZAMIA WILL FEATURE AN 840 S.F., 12' DEEP PEDESTRIAN GATHERING/DINING PLAZAS REINFORCED BY A BACKDROP OF 10' HIGH GLAZING AT ADJACENT RETAIL AND/OR RESTAURANT SPACES. THESE PLAZAS WILL BE OF GREAT INTEREST TO THOSE PASSING BY, WHETHER IN CAR, ON BIKE OR ON FOOT. THEY WILL ENHANCE AND REFLECT THE VIBRANCY OF THE DEVELOPMENT AND NEIGHBORHOOD AS WELL AS HAVE DRAMATIC VIEWS TO THE FOOTHILLS. THE PLAZAS HAVE BEEN DESIGNED TO OVERCOME THE LACK OF SUCCESS IN OTHER NEW HARDSCAPE AREAS IN NO-BO BY THE LAYERING OF ELEMENTS BETWEEN BROADWAY AND THE PLAZA. THIS INCLUDES AN 8' TREE LAWN, DETACHED SIDEWALK AND 5' WIDE, RAISED PLANTER. THESE SOUTH AND NORTH PLAZAS WILL WORK TOGETHER TO CREATE AN EXCITING GATEWAY TO THE PROPOSED DEVELOPMENT AS WELL AS THE HOLIDAY NEIGHBORHOOD BEYOND

NEW 8' SIDEWALKS WITH 8' TREE LAWNS ARE INCORPORATED AT BROADWAY PROVIDING GREAT NEIGHBORHOOD CONNECTIVITY

A 10' WIDE, THREE-STORY HIGH GLASS FACADE WELCOMES ONE TO THE RESIDENTIAL LOBBY OF BUILDING "D". THIS WILL PROVIDE GREAT TRANSPARENCY INTO THE LOBBY WHEN LIT IN THE EVENING AND GREAT VIEWS TO THE FOOTHILLS FROM THE LOBBY DURING THE DAY

5 SETS OF RESIDENT ENTRY STAIRS, PORCHES, AND WINDOW GROUPINGS, LAID BEHIND 8' LANDSCAPE PLANTING BEDS GRACE THE BROADWAY FRONTAGE

AN 8' WIDE, THREE-STORY, GLAZED STAIR TOWER PROVIDES ADDITIONAL TRANSPARENCY AND ACCESS TO THE BUILDING "D" RESIDENCES ABOVE

AN 8' WIDE MULTI-MODAL PATH, IN THE NEW 25' OPEN SPACE CORRIDOR, PARALLELING THE SOUTH PROPERTY LINE, CREATES A STRONG PED/BIKE CONNECTION FROM THE HOLIDAY NEIGHBORHOOD CRESCENT PARK AT 14th STREET TO 13th STREET AND BROADWAY

NEW 6' SIDEWALKS, WITH 8' TREE LAWNS LINE LEE HILL, 13th STREET AND ZAMIA AND PROVIDE GREAT NORTH-SOUTH AND EAST CONNECTIVITY

A 16' PASEO LEADS TO BUILDING "D" AND "E" RESIDENCES AS WELL AS THE RESIDENT COURTYARD

4 SETS OF RESIDENTS STAIRS, PORCHES, AND WINDOW GROUPINGS, LAID BEHIND 6' LANDSCAPED PLANTING BEDS LINE AND ENLIVEN THE ZAMIA FRONTAGE

AN ENTRY STAIR AND BUILDING "D" DOORWAY, AS WELL AS HIGHER GROUPINGS OF GLAZING FOR A UNIT AND FITNESS ROOM ENHANCE THE 13th STREET FRONTAGE

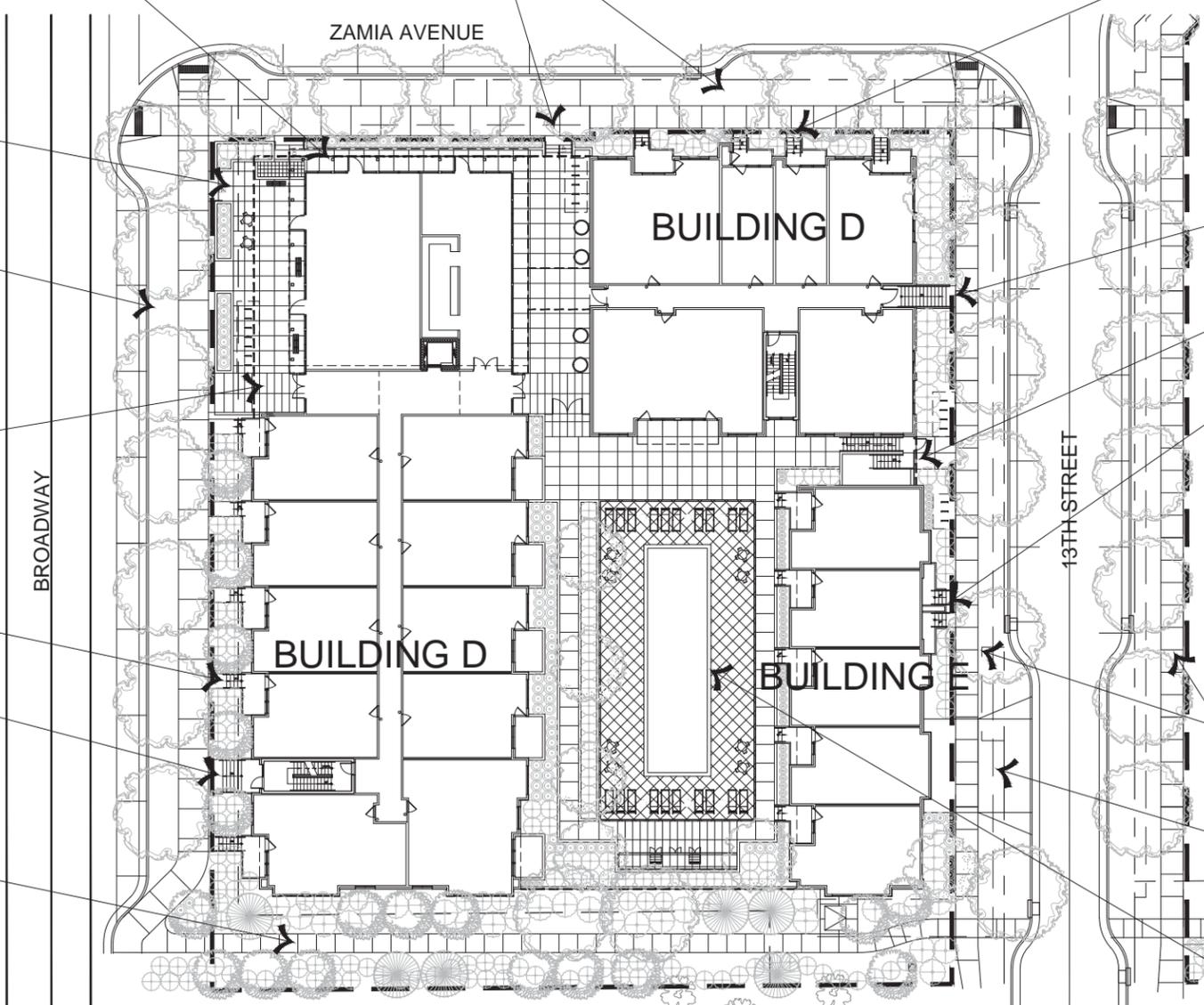
A 12' WIDE BUILDING BREAK PROVIDES STAIR ACCESS TO THE PARKING STRUCTURE AND COURTYARD ABOVE

2 RESIDENT PATIOS, ENTRY DOORS AND WINDOW GROUPINGS LINE 13th STREET

NEW 6' SIDEWALKS, WITH 8' TREE LAWNS LINE LEE HILL, 13th STREET AND ZAMIA AND PROVIDE GREAT NORTH-SOUTH AND EAST-WEST CONNECTIVITY

VEHICULAR ACCESS TO THE BLOCK TWO PARKING STRUCTURE IS WRAPPED WITH THE ARCHITECTURE OF BUILDING "E" AND ITS EFFECT ON THE STREETScape MINIMIZED BY THE INTEREST CREATED BY THE WINDOW GROUPINGS ADJACENT TO THE OPENING AND THE TWO UNITS CENTERED ABOVE THE ENTRY DRIVE

AN 8,500 S.F. LANDSCAPED, RESIDENT COURTYARD, WITH POOL, ENHANCES THE OPEN SPACE PROVIDED FOR THE SURROUNDING BUILDING "D" AND "E" RESIDENCES AS WELL AS THOSE AT BUILDING "C". THE SOUTHERN THROAT REMAINS UNOBSTRUCTED TO ALLOW FOR A GREAT SENSE OF OPENNESS AND TO TAKE ADVANTAGE OF DRAMATIC VIEWS TO THE FLATIRONS BEYOND



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SHEET NAME:
STREET SCAPE AND OPEN SPACE EXPERIENCE

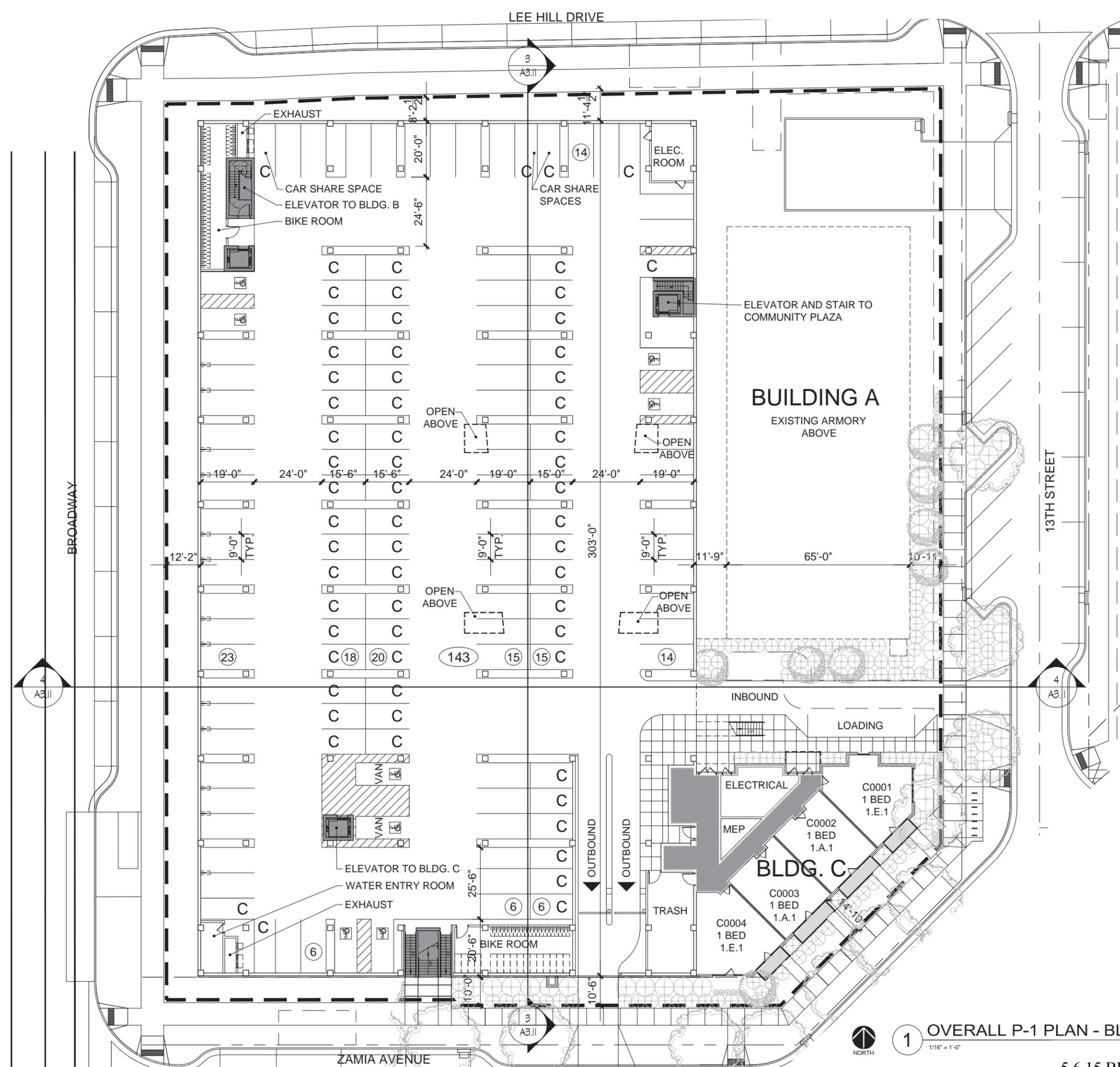
SHEET NUMBER:

A-1.02



1 STREETScape AND OPEN SPACE EXPERIENCE - BLOCK 2
1" = 20'-0"

P:\2015 - Boulder Armory\Drawings\510-Rev\510-Rev.dwg, 5/14/2015 10:52:12 AM, Project: 510-Rev.dwg, 5/14/2015 10:52:12 AM, User: J. Mulhern, 1:1, 1/16" = 1'-0"



1 OVERALL P-1 PLAN - BLOCK 1
 1/16" = 1'-0"



DEVELOPER:
 ARMORY LAND INVESTORS, LLC

ARCHITECT:
 THE MULHERN GROUP, LTD.
 ARCHITECTURE-PLANNING-INTERIORS

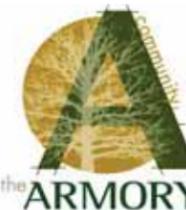
CONSULTANT:

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SHEET NAME:
 PARKING LEVEL 1
 BLOCK 1

SHEET NUMBER:
A-1.10



DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE-PLANNING-INTERIORS

CONSULTANT:

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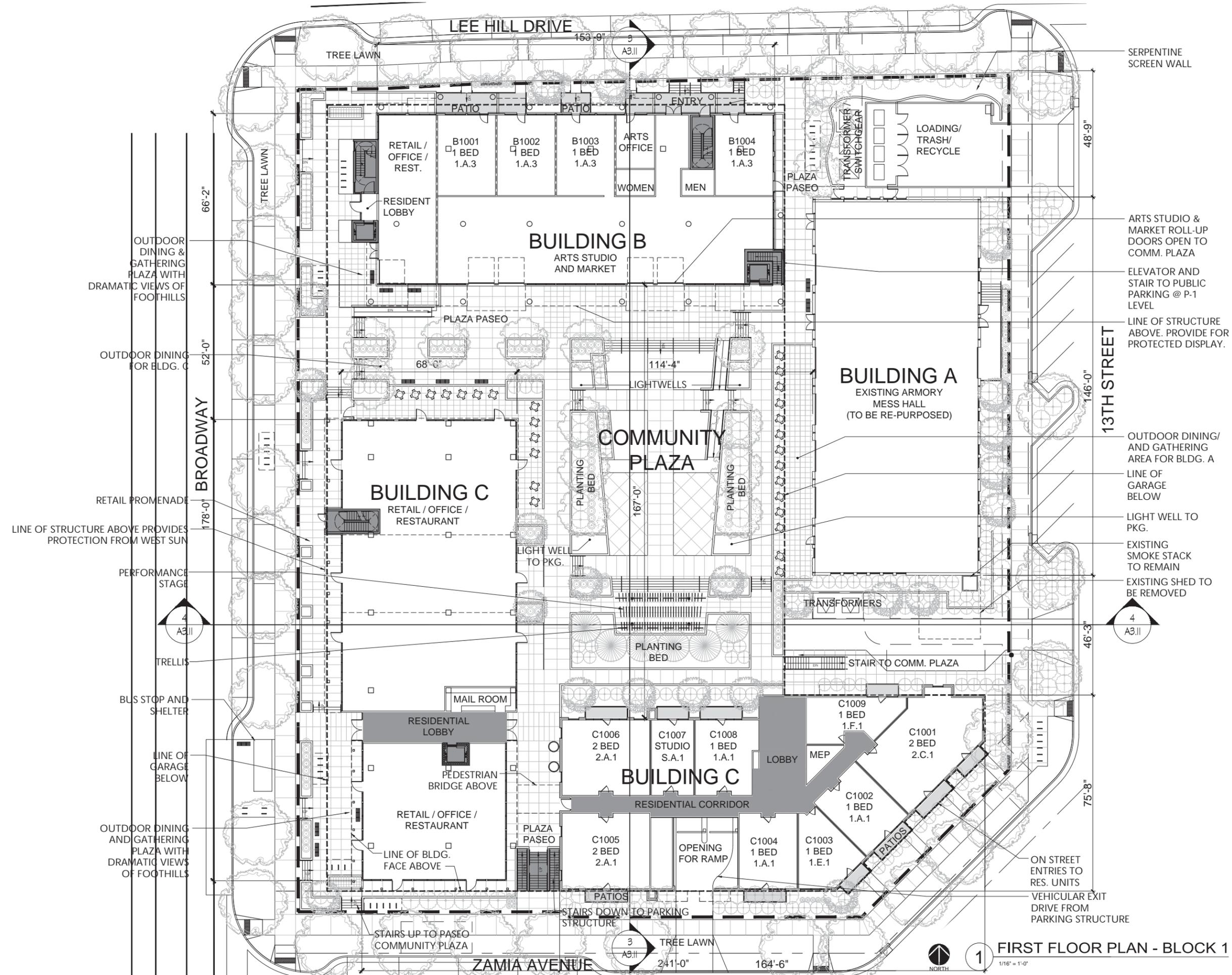
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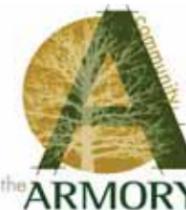
SHEET NAME:
FIRST FLOOR PLAN
BLOCK 1

SHEET NUMBER:

A-1.11



FIRST FLOOR PLAN - BLOCK 1
1/16" = 1'-0"



DEVELOPER:

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ARCHITECT:

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ARCHITECTURE-PLANNING-INTERIORS

CONSULTANT:

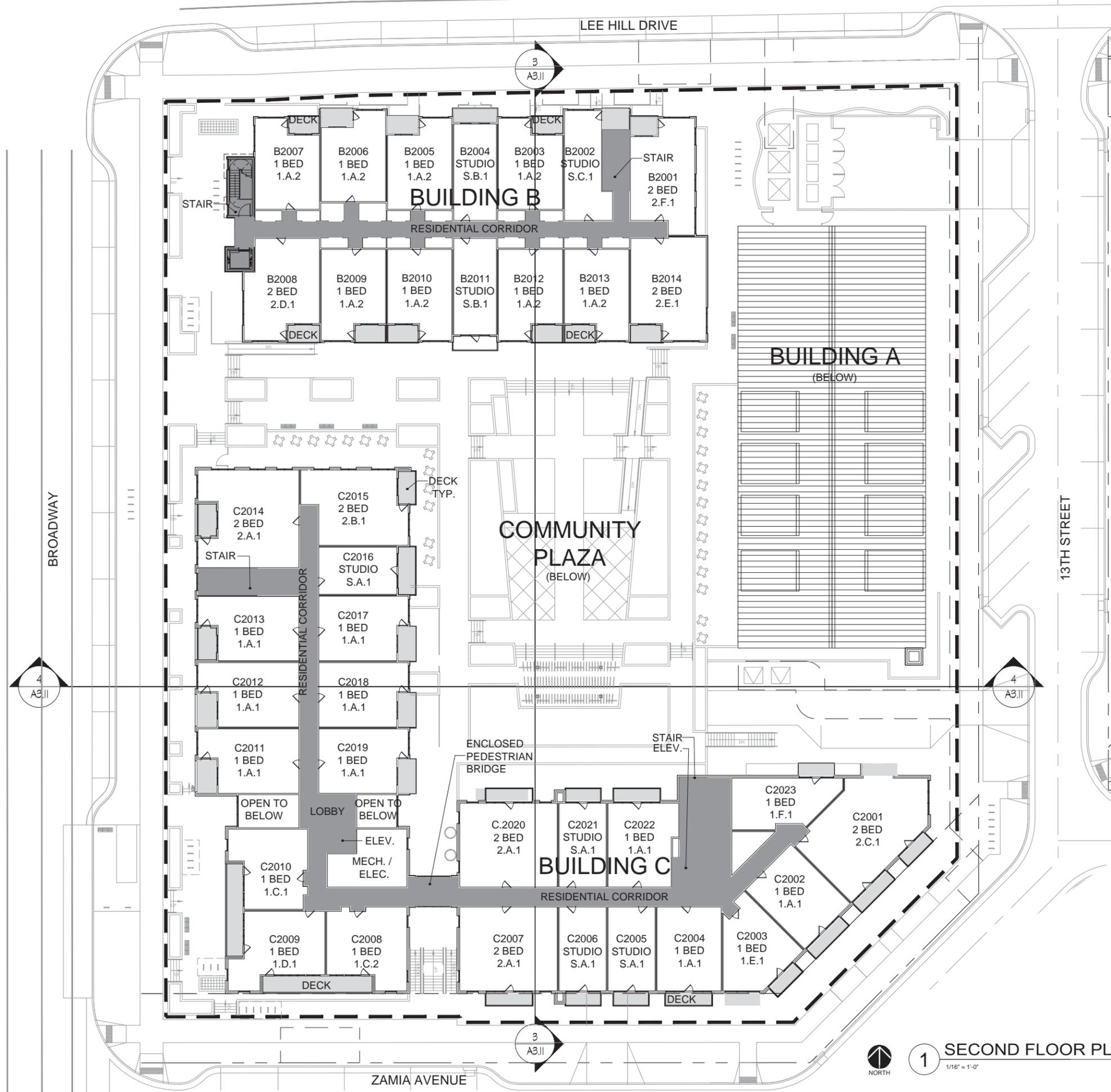
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SHEET NAME:
SECOND FLOOR PLAN
BLOCK 1

SHEET NUMBER:

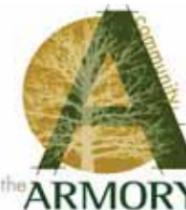
A-1.12



1

SECOND FLOOR PLAN - BLOCK 1

1/16" = 1'-0"



DEVELOPER:

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ARCHITECT:

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SHEET NAME:
THIRD FLOOR PLAN
BLOCK 1

SHEET NUMBER:

A-1.13



1 THIRD FLOOR PLAN - BLOCK 1
1/16" = 1'-0"

